



Industry Forum on Women's Detention Facility Project

Agenda

- Team Introduction
- Summary of Programming Concepts
- Summary of the Architectural Program
- Proposed Site Concept
- Project Management
- Closing Remarks, Q&A

Team Introduction

- Department of General Services
- San Diego County Sheriff's Department
- Carter Goble Lee

Las Colinas Detention Facility and Old Edgemoor Site



Summary of Programming Concepts

- Site relationship plan driven by the operational approach (direct supervision).
- Encourage maximum out of housing unit time to participate in educational, treatment, vocational, and religious programming.
- The skills development and pre-employment training areas should be in close proximity to the housing units.
- Special management components will have programs and services provided internally.
- Visitation will be centrally located. Video visitation should be considered for use in special management clusters.
- Dayrooms should be central focus point within housing units.

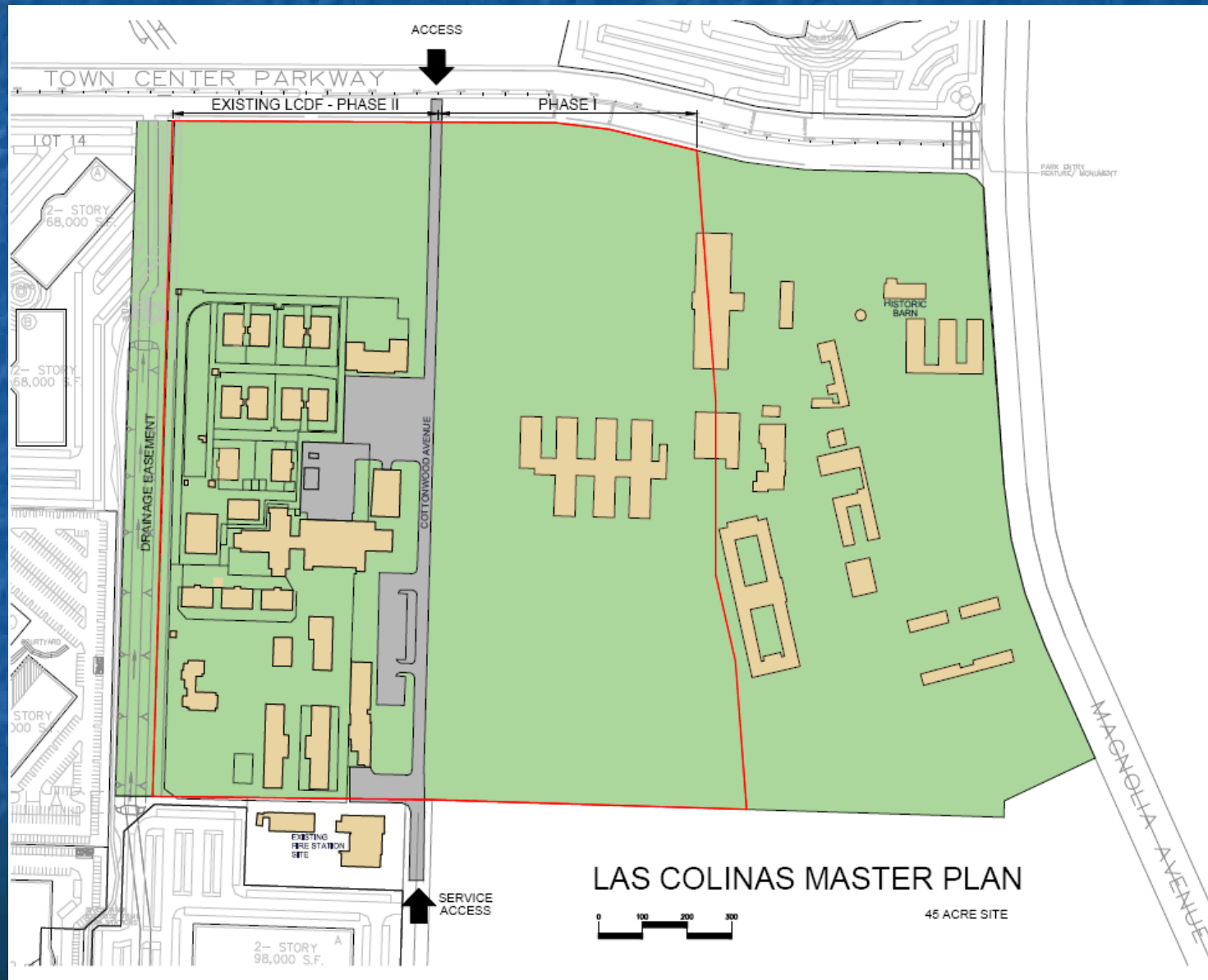
Summary of Programming Concepts (Continued)

- The perimeter security configuration will incorporate a property and security fence, electronic detection, and perimeter patrols.
- 100 foot building setback from property fences and significant landscape buffer around project perimeter.
- Technology should be used to enhance the staff's ability to monitor and control the movement of all inmates.

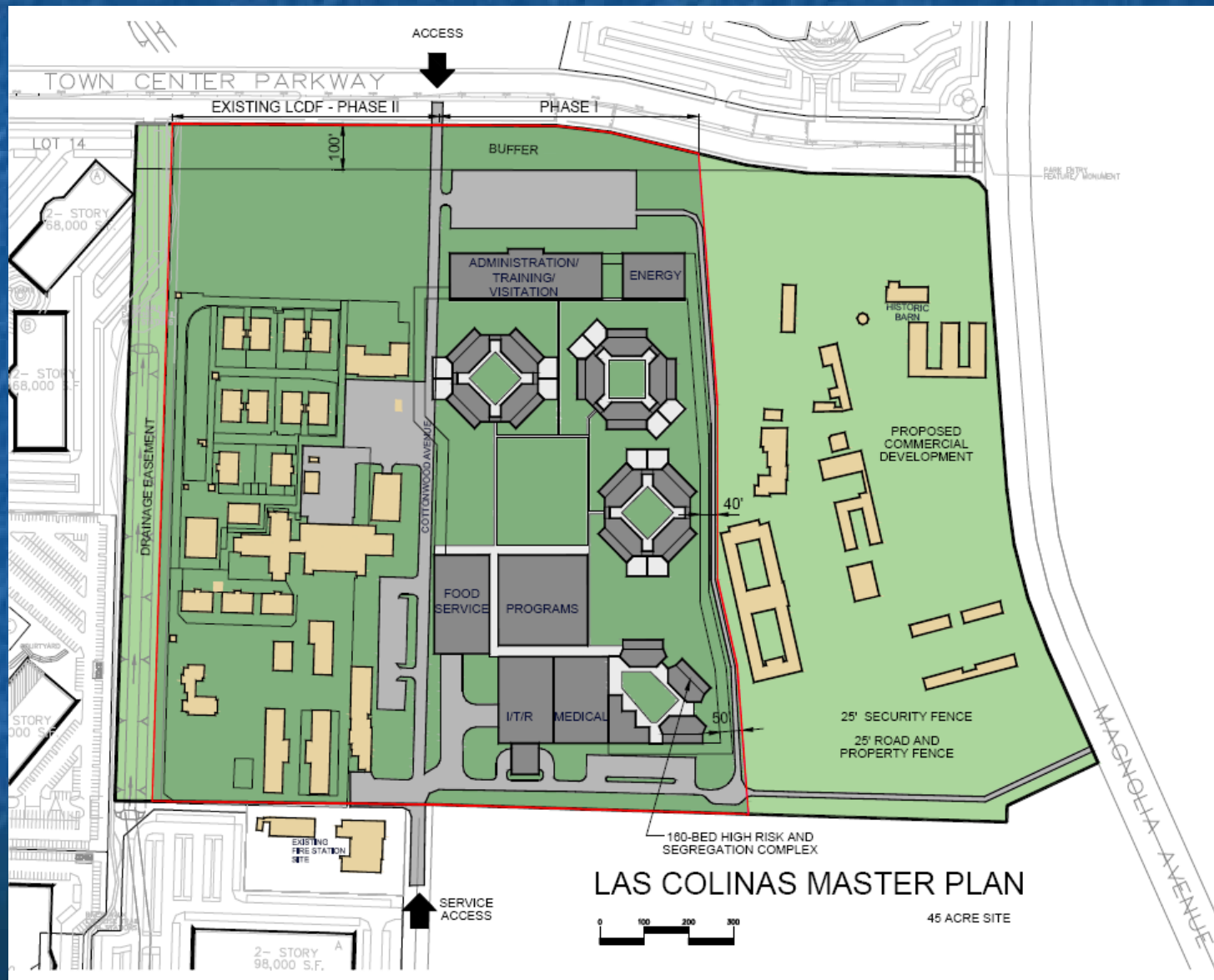
Summary of the Architectural Program

1,216-BED FACILITY SPACE SUMMARY								
			NSF	Dept. Gross	Bldg. Gross	Total BGSF	SF/In.	
1.000	FACILITY ADMINISTRATION		8,420	2,526	1,314	12,260	10.1	
1.100	Public Lobby, Visitor Processing		3,950	1,185	616	5,751		
1.200	Facility Administration		4,470	1,341	697	6,508		
2.000	SECURITY ADMINISTRATION		28,900	6,677	4,269	39,846	32.8	
2.100	Security Administration and Control		1,080	324	168	1,572		
2.200	Intake and Release Processing		15,770	3,943	2,366	22,078		
2.300	Training and Muster		12,050	2,410	1,735	16,195		
3.000	PROGRAM and EMPLOYMENT SERVICES		47,825	9,992	6,938	64,755	53.3	
3.100	Program Administration		1,880	564	293	2,737		
3.200	Academic Education		7,150	2,145	1,115	10,410		
3.300	Pre-Employment Services		8,535	1,707	1,229	11,471		
3.400	Recreation Services		2,695	404	372	3,471		
3.500	Religious Services		6,915	2,075	1,079	10,068		
3.600	Inmate Industries		20,650	3,098	2,850	26,597		
4.000	VISITATION CENTER		8,375	2,174	1,266	11,815	9.7	
4.100	Inmate Visitation		6,765	1,691	1,015	9,471		
4.200	Family Visitation		1,610	483	251	2,344		
5.000	MEDICAL SERVICES		17,226	7,701	2,991	27,918	23.0	
5.100	Clinic		5,325	2,130	895	8,350		
5.200	Infirmary (22-beds not in count)		4,715	2,122	820	7,657		
5.300	Psychiatric Services Unit Support		2,515	880	407	3,803		
5.400	PSU Housing (32-beds not in count)		4,671	2,569	869	8,109		
6.000	FOOD SERVICES		20,125	3,593	2,846	26,564	21.8	
6.100	Food Preparation Area		5,760	1,152	829	7,741		
6.200	Inmate Dining Area		11,505	1,726	1,588	14,818		
6.300	Receiving and Processing Area		2,860	715	429	4,004		
7.000	FACILITY SERVICES		14,730	1,992	2,007	18,728	15.4	
7.100	Maintenance Shops		2,740	548	395	3,683		
7.200	Energy Plant		7,100	710	937	8,747		
7.300	Institutional Warehouse		4,890	734	675	6,298		
8.000	INMATE HOUSING		Beds	157,957	88,966	29,631	276,554	227.4
8.100	Level 1: Program Intensive Housing	128	17,668	10,047	3,326	31,041		
8.200	Level 2: General Minimum Custody Housing	256	33,080	18,854	6,232	58,166		
8.300	Level 3: General Medium Custody Housing	672	82,128	46,160	15,395	143,683		
8.400	Level 4: High Risk Housing	112	17,068	9,497	3,188	29,753		
8.500	Level 5: Administration Segregation	32	5,362	2,949	997	9,308		
8.600	Level 6: Segregation Housing	16	2,651	1,458	493	4,602		
GRAND TOTALS		1,216	303,558	123,621	51,261	478,440	393.5	

Proposed Site Concept (continued)



Proposed Site Concept Phase I



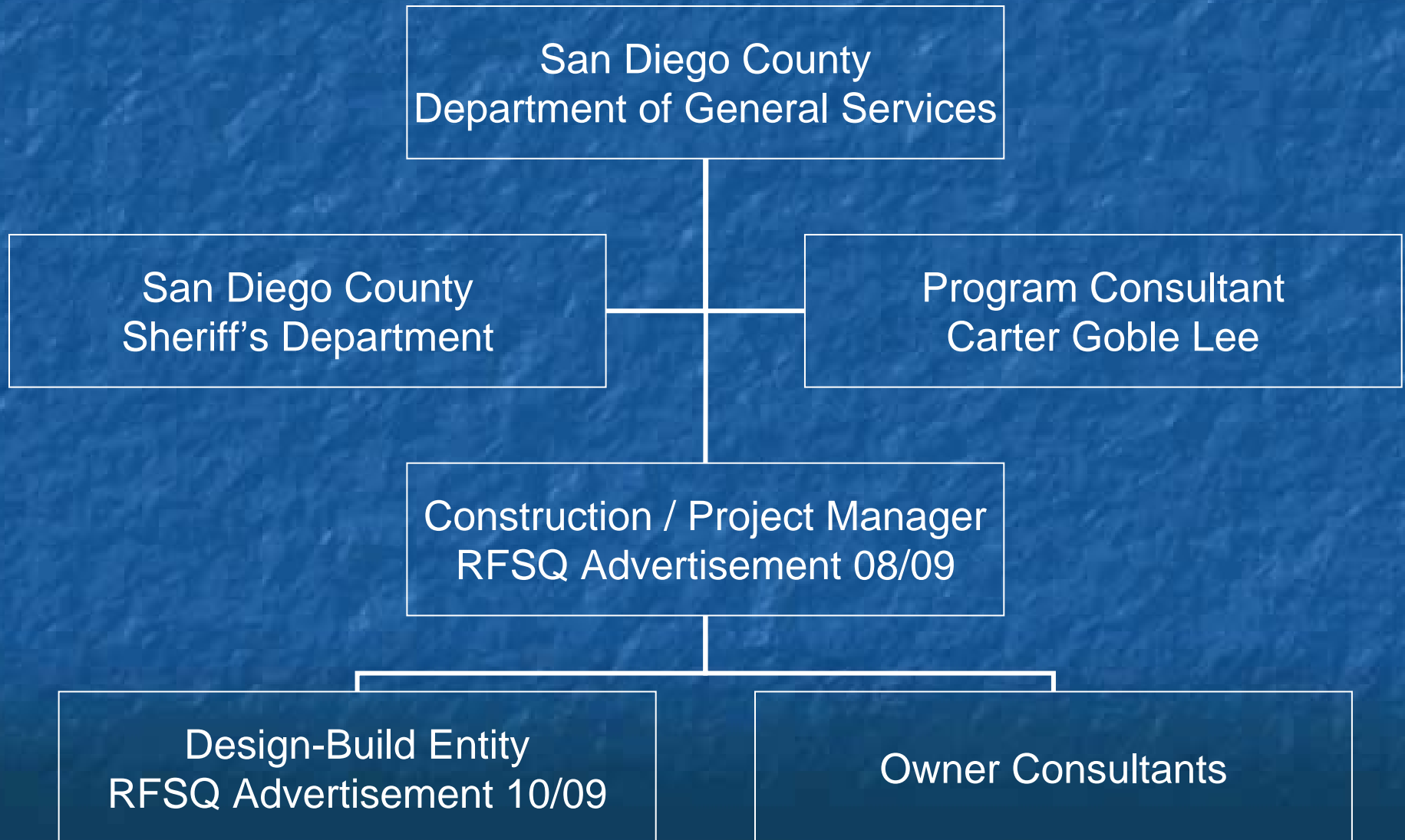
Proposed Site Concept Phase II



Project Management

- Team Organization
- Project Budget
- Project Schedule
- Procurement and Project Delivery
- MMRP, LEED and BIM Requirements

Tentative Team Organization



Tentative Project Budget

- Based on conceptual plans, the estimated cost of the project is \$308.5M including offsite improvements
- The project is expected to be financed through a combination of
 - General Fund Cash
 - Grant Funds
 - Issuance of Certificates of Participation

Tentative Project Schedule

■ Milestones

- CM/PM RFSQ Advertisement in August 2009
- Design-Build Entity RFSQ Advertisement in October 2009
- Begin Phase 1 Construction in late 2011
- Begin Phase 2 Construction in late 2013
- Project Completion in 2014/2015

Tentative Procurement & Project Delivery

- The County will utilize a Design-Build delivery approach for the project
- The County will utilize a Construction Manager / Project Manager for administration and staff extension
- The Design-Build Entity RFP will include bridging documents by Carter Goble Lee

Tentative Procurement & Project Delivery

- Design-Build Entity Selection
 - The County will advertise a Request For Statements of Qualification (RFSQ) in October 2009
 - The County will rate the RFSQ responses and issue a Request For Proposal (RFP) in November 2009 to a competitive range of Design-Build Entities
 - The Proposal preparation period will last 2.5 months and include two mid-course reviews in December
 - The Design-Build Entity Proposal presentations will be held in January
 - The County will complete the selection of the Design-Build Entity in January/February

Tentative Procurement & Project Delivery

- Construction Manager / Project Manager Selection
 - The County will advertise a Request For Statements of Qualification (RFSQ) in August
 - The County will rate the RFSQ responses in September and interview a competitive range of CM/PM firms
 - The CM/PM interviews will be held in September
 - The County will complete the selection of the CM/PM firm in September

MMRP, LEED and BIM Requirements

- The Final Environmental Impact Report (June 2009) for the "Las Colinas Detention Facility Project" includes a Mitigation Monitoring and Reporting Program (MMRP) that must be incorporated into the project
- The County will require project standards sufficient for LEED Silver certification or greater
- The County will require the use of Building Information Modeling and the BIM process across the entire life of the project

Closing Remarks, Q&A